



Development Opportunity at Cleeview, 1 Perton Road, Wightwick, Wolverhampton, WV6 8DP

BERRIMAN
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A unique development opportunity afforded by a detached residence which occupies a plot of approximately half an acre in total with planning permission for substantial extensions and also with the benefit of planning permission to replace the property in its entirety with a substantial, new build Wightwick mansion

LOCATION

Perton Road is one of the most sought after roads within the affluent suburb of Wightwick which is, in itself, one of the most favoured parts of Wolverhampton.

A wide range of local amenities are available within Tettenhall Village, Tettenhall Wood and the Perton shopping centre whilst the more extensive amenities afforded by the City Centre are within easy reach. Furthermore, the area is well served by schooling in both sectors.

DESCRIPTION

Cleeview is a substantial family home which stands in a plot of approximately 0.5 acres in total with a south west facing aspect to the rear. The property currently provides three reception rooms / five bedrooms / two bathroom accommodation over two floors and stands behind a gated driveway.

The property is offered for sale with the benefit of two independent planning permissions.

PLANNING PERMISSION OPTION 1

Planning permission has been granted for the "demolition of existing dwelling and erection of 1 No. dwelling" which provides extensive living accommodation over three storeys with accommodation which we are informed extends to approximately 8,450 sq ft in total with accommodation which in brief comprises: entrance hall, sitting room, playroom, lounge, living / dining / kitchen, laundry / spice kitchen, pantry, boot room, two cloakrooms, gym complex with sauna and shower room provision, principal suite with bedroom / dressing room / sitting room / bathroom and two cloakrooms, three further bedroom suites with dressing rooms and shower rooms together with a second floor comprising two further suites of bedroom / large dressing room / en-suite bath or shower and a cinema room. Double garage.

City of Wolverhampton Council

Ref: 24/01210/FUL

Date of decision: 4th April 2025

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Lettings Office

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Bridgnorth Office

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Wombourne Office

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PLANNING PERMISSION OPTION 2

A second planning permission has been granted for "single storey front, two storey front and side and a single storey front extension, single storey and two storey rear extensions, single storey side extension, new front porch" to provide a property with substantial three storey accommodation of approximately 7,870 sq ft with accommodation which in brief comprises, hall, living / dining / kitchen, lounge, snug, office, playroom, gym, boot room, laundry, three en-suite bedrooms, two with dressing rooms and one with office off and a cinema room to the upper storey.

City of Wolverhampton Council

Ref: 24/00303/FUL

Date of decision: 19th July 2024

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND G – Wolverhampton

POSSESSION Vacant possession will be given on completion.

VIEWING - Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard broadband is available

Mobile date coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

The long term flood defences website shows very low

Offers Around
£1,195,000

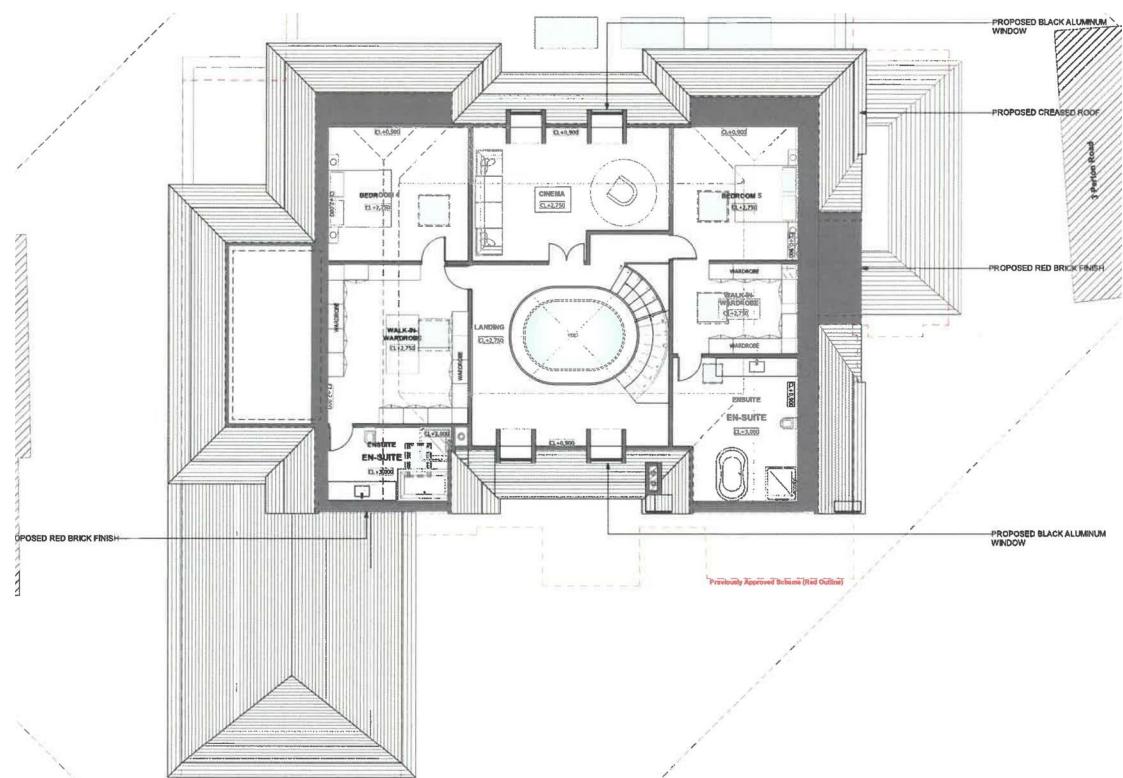
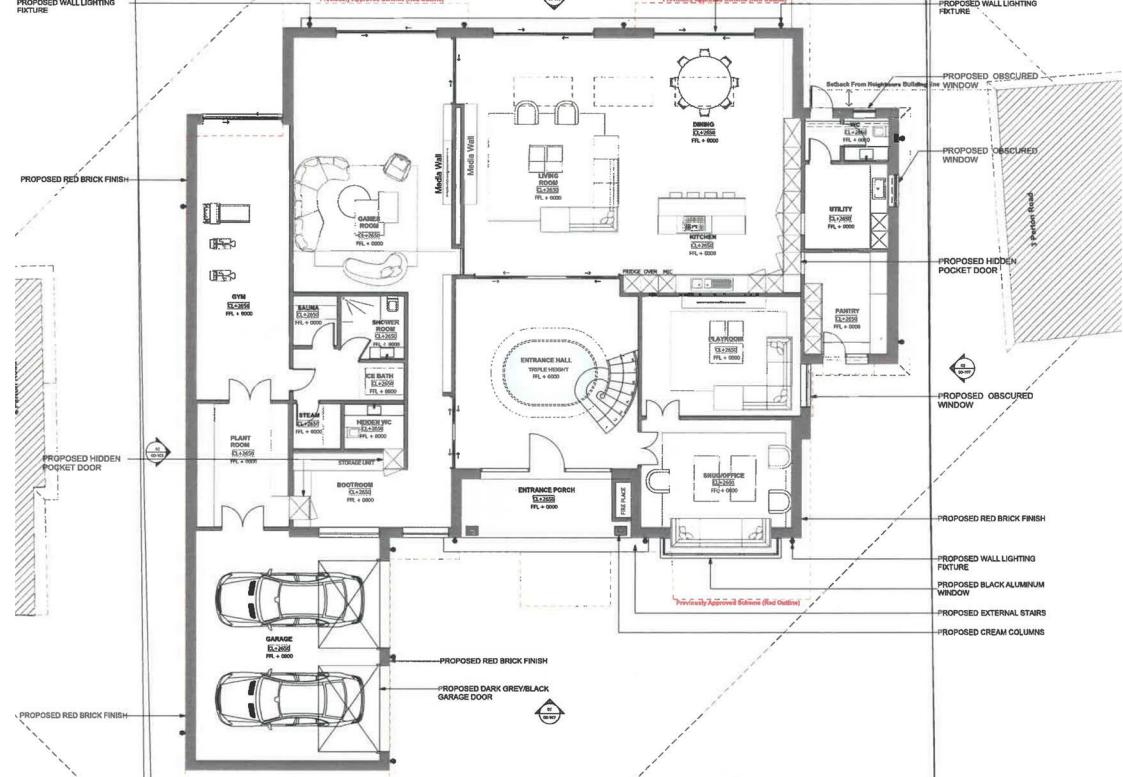
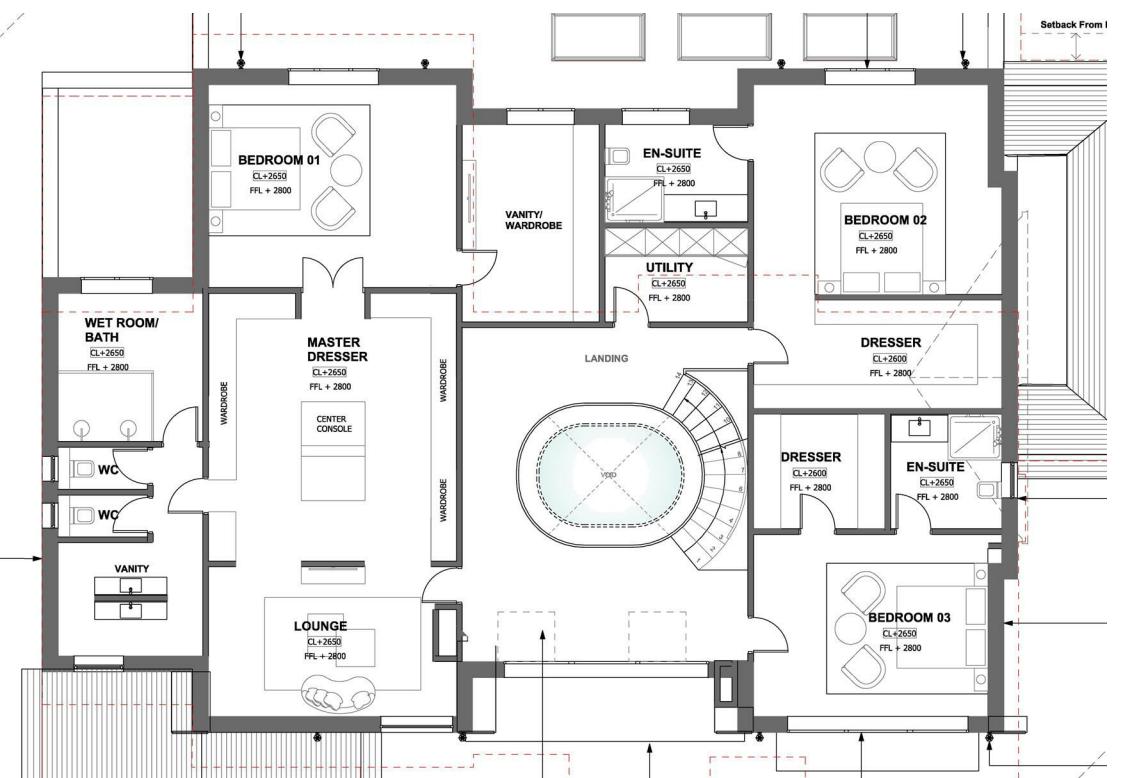
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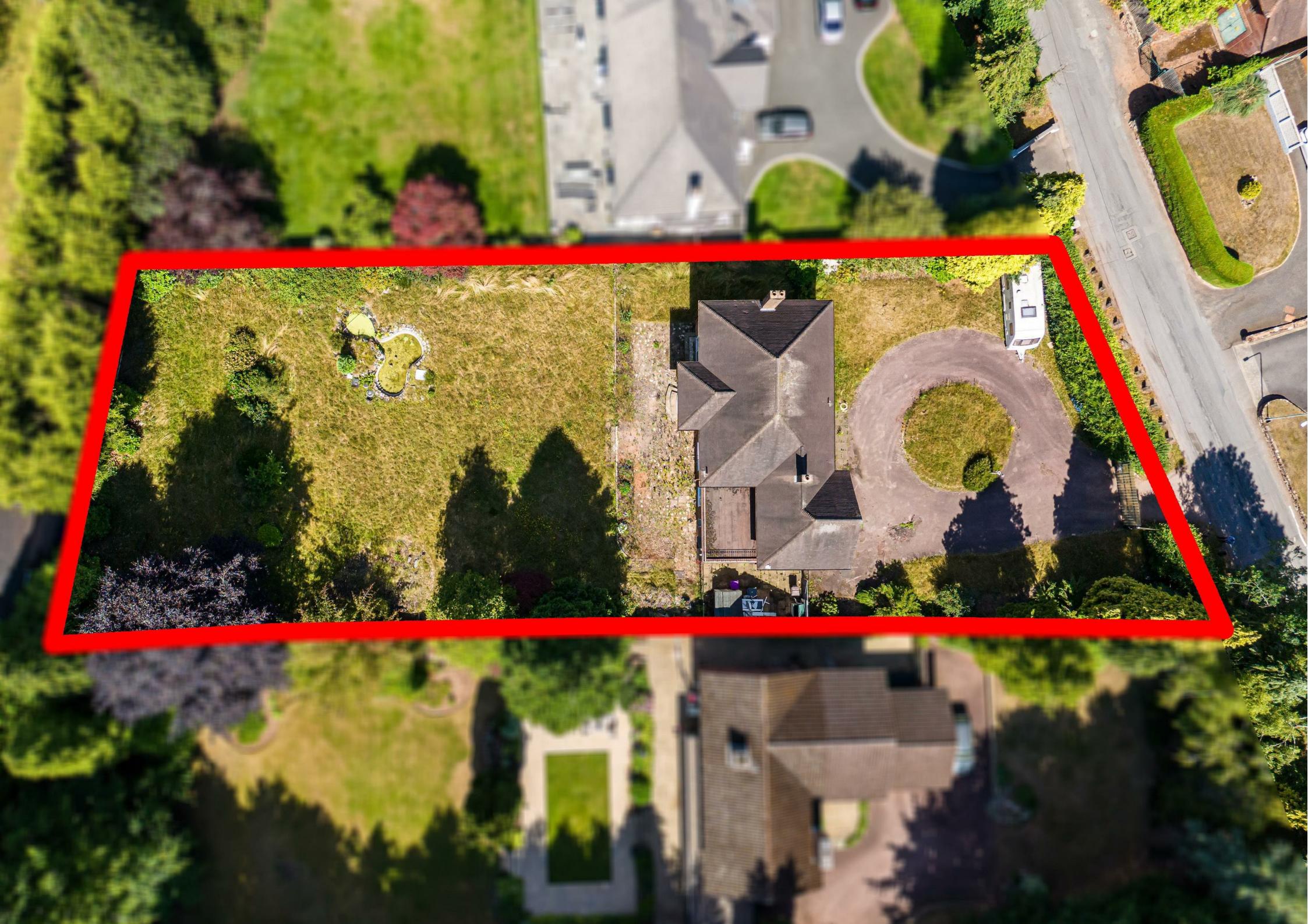
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.

Proposed New Build Front



Proposed new build rear





Proposed Extended House



Ground Floor Proposed
at scale 1:100

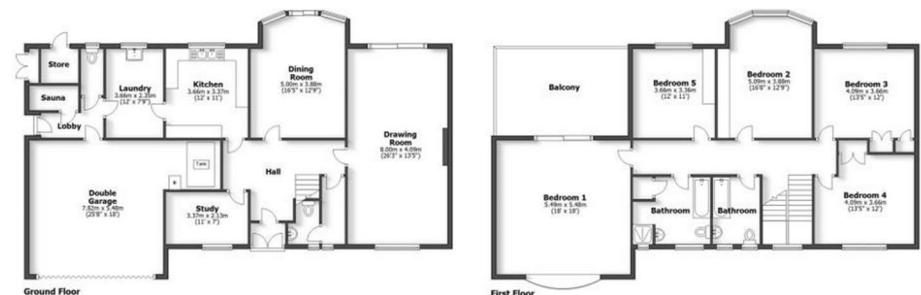
First Floor Proposed
at scale 1:100

Loft Plan Proposed
at scale 1:100



Existing floor plan

CLEEVIEW
1 PERTON ROAD, WIGHTWICK



HOUSE: 238.4sq.m. 2566sq.ft.
GARAGE: 34.8sq.m. 374sq.ft.
TOTAL: 273.2sq.m. 2940sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE.
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE.
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE.

